005.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,323,700 / 1,323,700
					USE VALUE:	1,323,700 / 1,323,700
					ASSESSED:	1,323,700 / 1,323,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74	-76	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PESIRIDIS JAMES & JOANNE
Owner 2:	
Owner 3:	
Street 1:	2 MICHAEL DRIVE
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02045 Type:

PREVIOUS OWNER

Owner 1:	ZAHKA EDWARD A & G A-TR. -
Owner 2:	TR OF ZAHKA FAMILY TRUST -
Street 1:	313 BEACH AVENUE
Twn/City:	HULL
St/Prov:	MA Cntry:
Postal:	02045

NARRATIVE DESCRIPTION

This parcel contains 5,524 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 4177 Square Feet, with 2 Units, 3 Baths, 2 3/4 Baths, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5524.000	855,100		468,600	1,323,700
Total Card	0.127	855,100		468,600	1,323,700
Total Parcel	0.127	855,100		468,600	1,323,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.94 | /Parcel: 316.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 5103

GIS Ref

GIS Ref

Insp Date 06/08/15

!543!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	855,100	0	5,524.	468,600	1,323,700	1,323,700	Year End Roll	12/18/2019
2019	104	FV	651,200	0	5,524.	497,900	1,149,100	1,149,100	Year End Roll	1/3/2019
2018	104	FV	651,200	0	5,524.	363,100	1,014,300	1,014,300	Year End Roll	12/20/2017
2017	104	FV	613,100	0	5,524.	316,300	929,400	929,400	Year End Roll	1/3/2017
2016	104	FV	613,100	0	5,524.	269,400	882,500	882,500	Year End	1/4/2016
2015	104	FV	324,200	0	5,524.	263,600	587,800	587,800	Year End Roll	12/11/2014
2014	104	FV	324,200	0	5,524.	216,700	540,900	540,900	Year End Roll	12/16/2013
2013	104	FV	337,300	0	5,524.	206,200	543,500	543,500		12/13/2012

PRINT

Date	Time
12/10/20	16:18:51

LAST REV

Date	Time
10/18/16	09:23:58

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 543

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAHKA EDWARD A	64057-181		8/11/2014	Change>Sale	700,000	No	No		ALSO RELEASE DEED DATED 8/11/2014 BK64057 PG
ZAHKA EDWARD A	31910-131		10/11/2000	Family	10	No	No	4	
	13937-7		4/3/1980			No	No		N

USER DEFINED

Prior Id # 1:	5103
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2014	1701	Manual	6,000					Install new duct w
12/15/2014	1700-1701	Heat App	12,000					Install new duct w
10/24/2014	1408	Inter Fi	145,000					Gut existing secon
10/24/2014	1407	Inter Fi	187,000					Gut and renovate e
9/11/2014	1177	Manual	5,000		9/11/2014			Demo permit.
9/11/2014	1176	Manual	10,000		9/11/2014			Demo permit.
10/6/2011	1253	New Wind	7,196					
7/2/2009	551	Manual	3,500					
11/20/2000	901	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2015	Meas/Inspect	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
4/10/2009	Meas/Inspect	163	PATRIOT
10/14/1999	Inspected	267	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5524		Sq. Ft.	Site		0	80.	1.06	1									468,577						468,600	

Total AC/HA: 0.12681 | Total SF/SM: 5524 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 468,577 | Spl Credit | Total: 468,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	2014
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		0.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.91501760
Const Adj.:	0.98500049
Adj $ / SQ:	153.220
Other Features:	200964
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	858533
Depreciation:	3434
Depreciated Total:	855098

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 8			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	7	4	
Totals			
2	14	8	

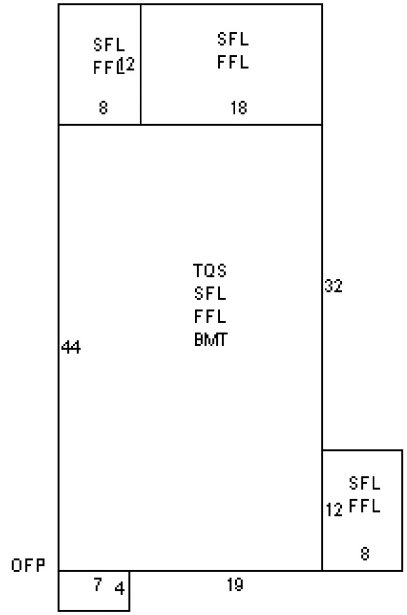
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	153.22
Special Features:	0	Val/Su Net:	176.38
Final Total:	855100	Val/Su SzAd	215.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,552	153.220	237,797
SFL	Second Floor	1,552	153.220	237,797
BMT	Basement	858	57.460	49,298
TQS	3/4 Story	858	153.220	131,463
OFP	Open Porch	28	43.340	1,214

Net Sketched Area: 4,848 | Total: 657,569

Size Ad 3962 | Gross Are 5420 | FinArea 4177

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	GFB	25	C	

IMAGE

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

005.0-0004-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: